



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

5 Hill Street, Tillicoultry,  
FK13 6HF

## RETAIL UNIT/POTENTIAL CLASS 3

- LEASE FROM £7,500 PER ANNUM
- 906 FT<sup>2</sup>
- PRIME LOCATION NEXT DOOR TO LARGE CONVENIENCE STORE
- READY FOR IMMEDIATE OCCUPANCY
- RECENTLY REFURBISHED
- OFF STREET PARKING
- HIGH FOOTFALL
- 100% RATES RELIEF (subject to qualification)



## LOCATION

Tillicoultry is a town in Clackmannanshire, Scotland. Tillicoultry is usually referred to as Tilly by the locals. One of the Hillfoots Villages on the A91, which runs from Stirling to St. Andrews, Tillicoultry is situated at the southern base of the Ochil Hills, which provide a spectacular backdrop.

There are a variety of shops and restaurants within Tillicoultry as well as Sterling Mills Outlet Shopping Village which provides occupiers such as Nike, Home Bargains, Mountain Warehouse and Sterling Furniture Warehouse.

The subjects are located on the eastern side of Hill Street near to its junctions with the High Street.



## DESCRIPTION

The subjects comprise a semi-detached ground floor retail unit of brick construction, with a roughcast finish.

The property has just been refurbished and provides an open plan retail area.

To the side of the property there is free car parking available as well as on street parking.

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Clackmannanshire Council Planning Department.

Our client is in the process of applying for change of use to Class 3.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

84.2m<sup>2</sup>/906ft<sup>2</sup>

## PROPOSAL

Rent from £7,500 per annum.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## EPC

B.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## RATING

Rateable value £4,450. The property is below the threshold for small business rates relief and as such qualifying occupants may benefit from 100% rates relief. Please contact local rating office for further information.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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